

REAL ESTATE AT AUCTION.

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WANTED STATES' AND ENGLAND'S inheritance and income taxes

are the reason for your getting an opportunity to buy—without the least exaggeration—
SOME OF THE CHOICEST LOTS—has five subway stations—
for investment, building or speculation
that have ever been offered

At Auction in the history of New York THE FIRST 5,000 PEOPLE

who write will receive, free of all charge
A PHONOGRAPH RECORD
PLAY IT ON YOUR PHONOGRAPH and follow its advice!
If you don't, you may regret it in a few years.

Absolute, Peremptory AUCTION SALE

By order of THE FARMERS' LOAN & TRUST CO., Trustee under the trust created by

WILLIAM WALDORF ASTOR of 1669 lots

on 172nd, 174th, 177th, 178th, 180th Streets and
Westchester and Tremont Aves., adjacent avenues and streets, Bronx
At the HOTEL ASTOR, Broadway and 45th St.

Commencing **WED., JUNE 14, at 1 P. M.**

and continuing until every lot is sold to the highest bidder without reserve or protection

80% can remain on installment contract,
70% can remain on mortgage Title insured free to purchasers by
The Title Guaranty & Trust Company

Send for booklet to

JOSEPH P. DAY, Inc.
67 Liberty Street

OR

J. CLARENCE DAVIES, Inc.
149th St., and 3rd Ave.
51 East 42nd St.

CITY REAL ESTATE.

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Stop paying Rent

Visit Our
Beautiful
Building
Material
Exhibit.



Living and Dining Room, Two Bedrooms, Kitchen and

This House Built Complete, \$3,600
Over 100 Other Designs.
Renters' Attention!

Thousands of people have recently solved the rent problem by SEARS, ROEBUCK AND CO.'S GREAT BUILDING OFFER. It costs you nothing to investigate. You owe it to your family to do it.

OUR GREAT OFFER IN A NUTSHELL!

We furnish material on EASY MONTHLY TERMS and advance part of the cash for building. Our only requirements are that you own a lot and furnish a small amount of cash. We put you in touch with a contractor. We save you money and guarantee you complete satisfaction. Lowest interest rates.

Our "HONOR BILT" Homes are PERMANENT and EXTRA STRONG—SUPERIOR to ordinary dwellings.

Call and see us, phone or write. 115 Fifth Avenue. FREE book of 100 "HONOR BILT" Modern Homes No. 2131; contains Great Offer. Open 8:00 a. m. to 5:30 p. m. Phone Stuyvesant 6200.

Sears, Roebuck and Co., New York City

Brooklyn—Sale or Let.

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Save Your Vacation Money for Home Investment—You Need No Summer Vacation Out of Town If You Buy—BUT ACT QUICKLY—37 HOUSES SOLD SINCE MAY 14th
The N. Y. Newspapers in their News Columns are advising home seekers to buy OUR

Country Homes, in the City

32 MINUTES FROM LOWER BROADWAY
Because they "offer more for the least outlay of cash than any other houses of similar type in the city limits."

\$500 CASH

Just Like a Big Park

Maintained without any expense to you. Well Laid-out Streets, Sidewalks and Curbs

Freedom from high rents and city congestion.

These REAL SUN LIT HOMES are semi-detached have compact layout of six large rooms and bath, spacious closets and large porches—steam heat, hardwood floors, hot water heaters, electricity. Will decorate to suit your own taste.

Ample space for individual driveway.

HOUSE IS EXEMPT FROM TAXES.

Price \$6,750

Your monthly payments reduced to \$15 for cash payment of \$2,100.

PREN-BROOK CORPORATION

ALFRED F. WILSON, Sales Manager

At Utica Ave. and Ave. D, Brooklyn. Tel. Flatbush 8260

Take Ipperhoro Subway (Pennsylvania Ave. Branch) to Utica Ave. Then take Utica Ave. trolley to Avenue D—Or take Utica Ave. trolley to Church Ave., corner Utica, and thence connect with Utica Ave. trolley. Auto Route—Eastern Parkway and Utica Ave. to Avenue D.

Office Open Every day, including Sundays and Holidays, Until 7 P. M.

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CITY REAL ESTATE.

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A HOME FOR YOU!!

Fourteen Minutes from the City's Heart
AT TERMS TO SUIT YOUR POCKET
FULL OR EMPTY—

Six Room
Brick Houses—
All Improvements—
Room for Garage—
Price \$8500



You owe it to your Family to provide a Home!
Here is your Chance to Get one at a RIGHT price.
We build them by the hundreds, which places us in a position to sell them at a LOWER PRICE.

In the Heart of the City with a Five-Cent Fare

POTTER AVENUE
REALTY CORPORATION

DAVID W. KEEN
HENRY R. SALTMAN | Managing Directors
30 East 42d St., N. Y.

HOW TO REACH PROPERTY—Take any Interboro Subway and change at Grand Central for Queensboro Subway. Get off at last station (Ditmars Ave. and Potter Ave.) on premises.



REFLECTIONS OF YOUR DREAMS
Living Room—Two Apartment Dwellings
KINDRED-WAYO HOMES ASTORIA

Two 6-room apartments; open fireplaces—2 large sleeping porches.
Small cash payment from responsible purchasers; income from rented apartment will meet future payments.

4-CAR GARAGE WITH PRIVATE DRIVEWAYS

The savings of garage fees combined with the substantial saving that Tax Exemption provides, will give you your OWN RENTAL FREE and a margin above.

Show-house open for inspection; designed and constructed under

direct supervision of C. F. & D. E. McAvoy & L. C. L. Smith; decorations and color plan by Agnes Rowe Fairman; furnished by Bloomingdale; landscaping by Flushing Nurseries.

Send for descriptive pamphlet of this semi-suburban community served by the Dual Subway System, adjoining Arleigh and the new East River Park. Initial operation housing 28 families just completed on Howland Street north of Ditmars Avenue, Astoria.

Take Queensboro Subway to Ditmars Avenue, Astoria—motor car across Queensboro Bridge and follow left branch of

"L" to termination, turn west to Howland Street. Five minutes from Queensboro Plaza—15 minutes from Grand Central.

Selling Agents
Brokers Protected

WM. D. BLOODGOOD & CO. Inc.

Queensboro Plaza
Tel. 1605 Astoria

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A REAL HOME That Buys Itself

On 420 lot tract in Astoria, Queensboro, owned by Hon. John J. Kindred—Tapestry Brick and Limestone—All outside rooms—15 minutes from Grand Central

Take Queensboro Subway to Ditmars Avenue, Astoria—motor car across Queensboro Bridge and follow left branch of

"L" to termination, turn west to Howland Street. Five minutes from Queensboro Plaza—15 minutes from Grand Central.

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CITY REAL ESTATE.

Above 98th St.—3rd Ave. to East River.

1042 MADISON AVE. NEAR 33rd St.

4 Story & Basement, Modern, Residential or Business.

Possession June 1st.

Duff & Conger, Inc.

Madison Ave., Cor. 36th St.

Above 50th St.—3rd Ave. to North River.

Prominent Broadway Corner

Below 110th Street

7 excellent stores. 5 leases expiring this year. Substantial building covers about 4 lots. Rental about \$70,000 per year. Increase in value assured. Price low. Terms right. Full particulars. Principals only. SLAWSON & HOBBS.

162 West 72nd Street.

Washington Heights, Above 125th St.

West of 8th Ave.

SOLID INVESTMENT PROPERTIES

Corner, Washington Heights, six story elevator, near 175th St. Broadway Subway. Size 100x200; 54 apartments. Income \$72,000. Price \$125,000.

West Side, Broadway corner, \$150,000, seven story elevator, 7 stories. Layout, 68, 78, 88. Income \$60,000.

Two story high class walk-up. Dyckman section. \$200,000. Layouts, 36, 46 and 56. Income \$17,000. Price \$92,000.

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INVESTMENT BARGAIN

Five times rental new law apartment house, Washington Heights. Price \$65,000.